



PROPOSED ORDINANCE #2026-07

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF DOVER, CHANGING THE ZONING DESIGNATION OF PROPERTY LOCATED AT 1600 NORTH LITTLE CREEK ROAD AND AN ADJACENT PARCEL AT 0.509 AC NORTH LITTLE CREEK ROAD

WHEREAS, the City of Dover has enacted a zoning ordinance regulating the use of property within the limits of the City of Dover; and

WHEREAS, it is deemed in the best interest of zoning and planning to change the permitted use of properties below from C-PO (Commercial and Professional Office Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II to the proposed zoning for both properties of IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF DOVER, IN COUNCIL MET:

1. That from and after the passage and approval of this ordinance the Zoning Map and Zoning Ordinance of the City of Dover have been amended by changing the zoning designation from C-PO (Commercial and Professional Office Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II to IPM (Industrial Park Manufacturing Zone) and subject to the AEOZ (Airport Environs Overlay Zone): APZ II - Accident Potential Zone II on the properties located at 1600 North Little Creek Road and an adjacent property at 0.509 AC North Little Creek Road (on the south side of North Little Creek Road between Fairfax Lane and State Route 1), consisting of 1.77 acres +/- and the adjacent parcel to the east consisting of 0.52 acres +/-, owned by United Worldwide Express, LLC.

(Tax Parcel: ED-05.068.20-01-61.00-000 and ED-05.068.20-01-62.00-000; Planning Reference: Z-26-01; Second Council District)

ADOPTED: *

Action History

05/11/2026 – Scheduled for Final Reading – City Council

03/09/2026 – Public Hearing – City Council – Deferred for 30 days

02/17/2026 – Public Hearing – Planning Commission

DRAFT